

**Lake Township Planning Commission  
Special Meeting  
November 9,2024  
Minutes**

1. Meeting called to order by Chairperson Fox at 10:02 a.m.
2. Members present: Ruth Fox, Neil Lynch, John LaPointe, Kris Zeinstra, Bob Mateja.  
Also in Attendance: Brent Havens-Zoning Admin and Jeff McKnight ZBA Chairperson.
3. Approval of Minutes from October 5,2024. Motion to approve as presented by Lapointe, 2<sup>nd</sup> Zeinstra, motion carried.
4. Approval of Agenda: Motion to approve agenda as presented by Zeinstra 2<sup>nd</sup> by Lynch, motion carried.

**5. New Business:**

**Camping:**

Proposed wording change to 3.24 (2) (i) replace, and proper septic system, with, and approved septic system. (the wording is near the end of the sentence)

Discussion continued about having more restrictions as to include septic systems, other buildings, wells, time frames of allowed use, storage of campers on property during off season, and enforcement. There was also discussion about reviving the discontinued camping ordinance which required permits.

Discussion also included the possibility of fines for violations.

**Barndominiums:**

The ZBA has asked the planning commission to define what is a "Barndominium"? Some questions raised were. Do we want to allow them at all? Do we want to allow them in R-1? Should there be a maximum footprint? Maximum Height? Can living space be above the storage area? Should these units be restricted to commercial district only? Should it be required for builders/property owners be required to obtain a Special Use Permit to build a barndominium anywhere in the township? Concerns about fire department being able to deal with fires in these structures. A great deal of input was given by the Zoning Administrator and the ZBA Chairman.

**Shipping and storage containers:**

Chairperson Fox presented a proposed change/add to 3.9 Accessory uses and buildings. (C) Shipping / Storage containers may not be placed/ used on any R-1 or R-2 parcels. They may be placed/used on Ag/ Forestry parcels with a land use permit. Discussion took place. It was decided that the commercial district be added to the sentence.

Motion to present to township board by Lynch, 2<sup>nd</sup> LaPointe Motion carried

**Solar and Wind Ordinance:**

Chairperson Fox and Member Mateja attended a webinar regarding the upcoming Public Acts 223/224 on solar and wind farm development.

The act takes effect on November 29, 2024.

The township should seriously consider creating a workable Solar and Wind Ordinance to maintain local control over any such project that may arise in the future. The Michigan Townships Association has developed a sample ordinance which was handed out to members for review.

By creating the solar/ wind ordinance it will give the township a say in the development, uses and de-commissioning issues. Without the ordinance a developer would be able to go directly to the Michigan Public Service Commission thereby bypassing the township altogether. The planning commission members will review the sample ordinance for future discussion.

6. Old Business: None
7. Correspondences Received: None
8. Citizens Time: 3 citizens attended the meeting. Comments are included above in the new business topics. Member Mateja is leaving the commission to assume a new position with the township. He thanked the members for their service and wished them all well.
9. Adjournment: Meeting adjourned at 11:21am

Next Regular Meeting is January 4<sup>th</sup>, 2025, 10a.m.

Respectfully submitted:

Bob Mateja

Secretary

Draft: not official until approved at next meeting

